

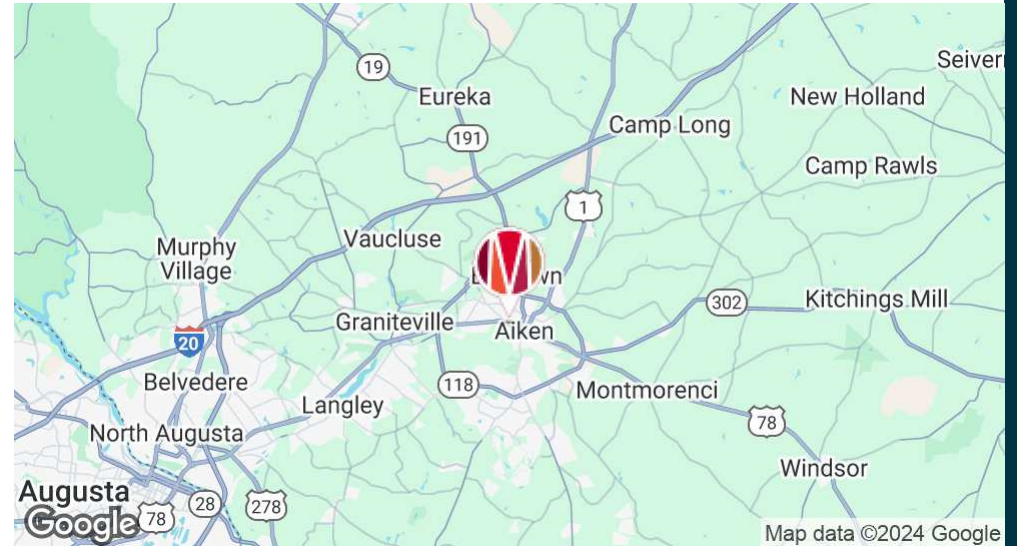
105 LANCASTER ST SW  
FOR LEASE  
AIKEN, SC 29801

# 105 Lancaster St SW

Aiken, SC 29801



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	4,961 SF
Building Size:	4,961 SF
Year Built:	1994

## PROPERTY OVERVIEW

Discover the perfect space for your business at 105 Lancaster St SW, Aiken, SC. This property for lease offers a prime location with excellent visibility and convenience. The well-maintained building features spacious office suites, storage and customizable floor plans to meet your unique business needs. With high-speed internet connectivity and professional property management, this property provides a seamless and productive work environment. Located in a thriving business district, this opportunity is ideal for businesses looking to elevate their presence and streamline operations. Embrace the potential of this sought-after property and make it the new home for your business.

## LOCATION OVERVIEW

Located on the outskirts of downtown Aiken, this property boasts proximity to a vibrant and professional business hub. Downtown Aiken is renowned for its friendly atmosphere and conducive environment for business. Contiguous to Richland Avenue, it serves as a main artery leading directly into downtown. This location offers both convenience and visibility, making it an ideal spot for your office needs.



# 105 Lancaster St SW, Aiken, SC

Main Floor Total Exterior Area 3306.79 sq ft  
Total Interior Area 3092.23 sq ft



PREPARED: 2022/02/24



# 105 Lancaster St SW, Aiken, SC

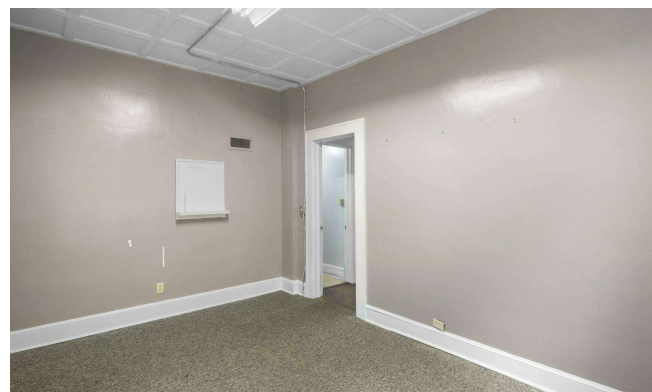
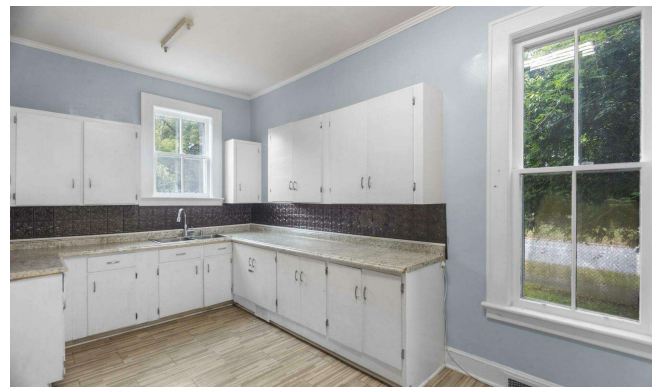
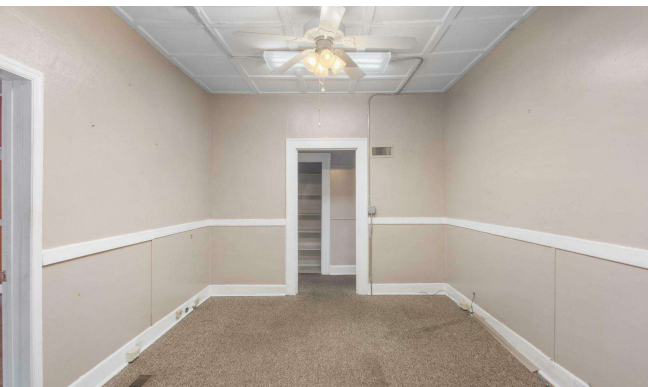
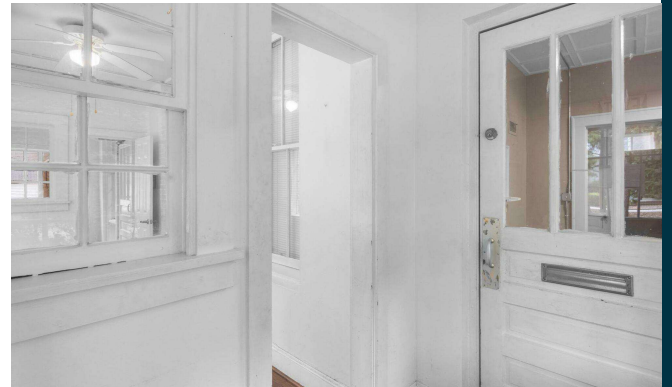
2nd Floor Total Exterior Area 1654.84 sq ft  
Total Interior Area 1523.48 sq ft

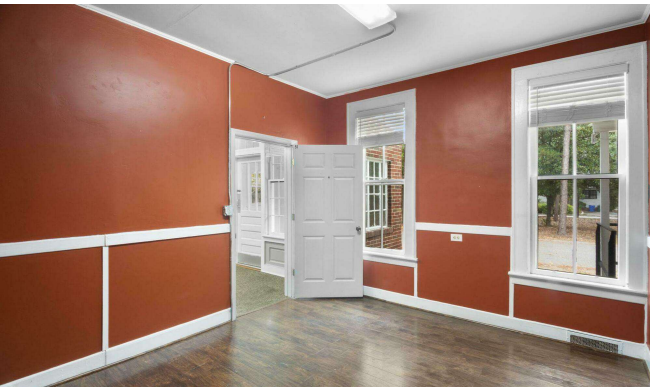
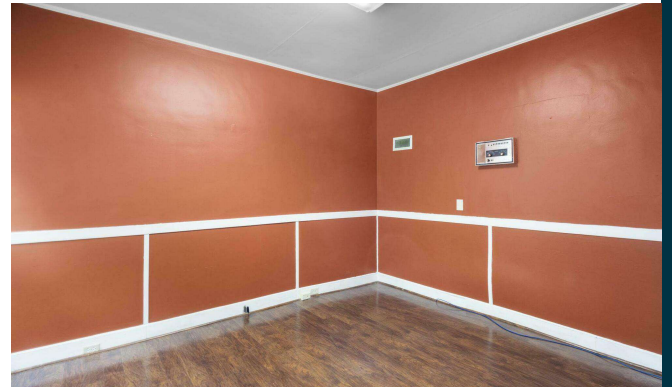
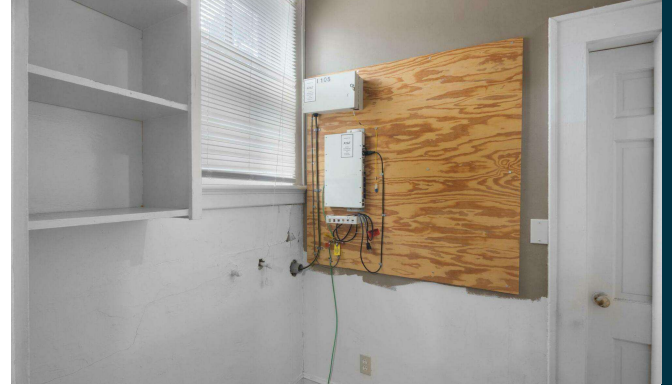


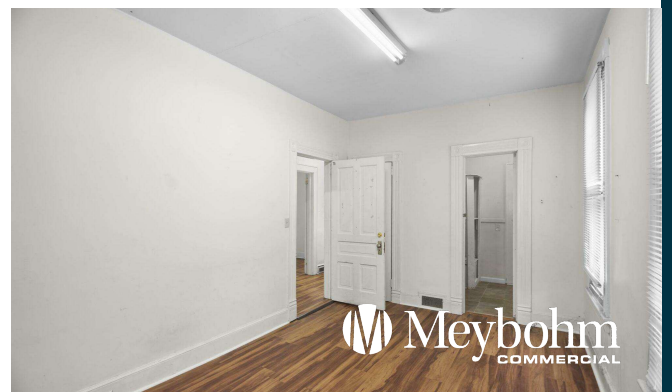
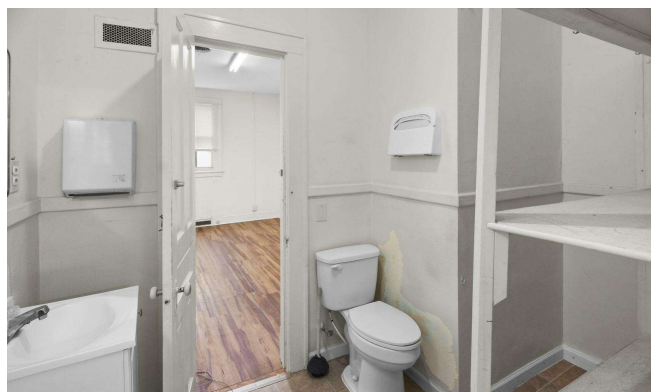
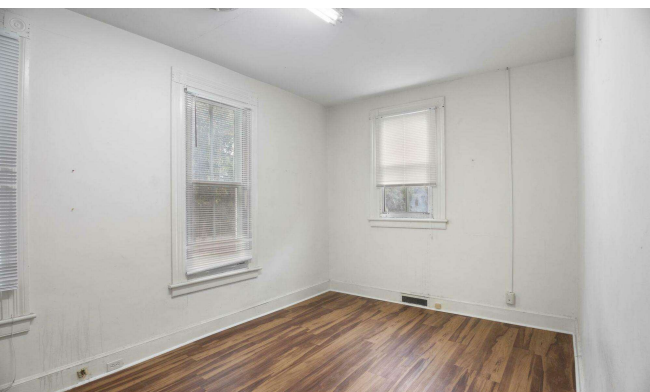
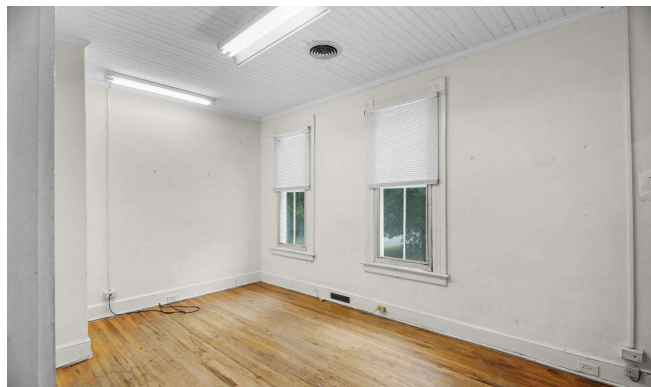
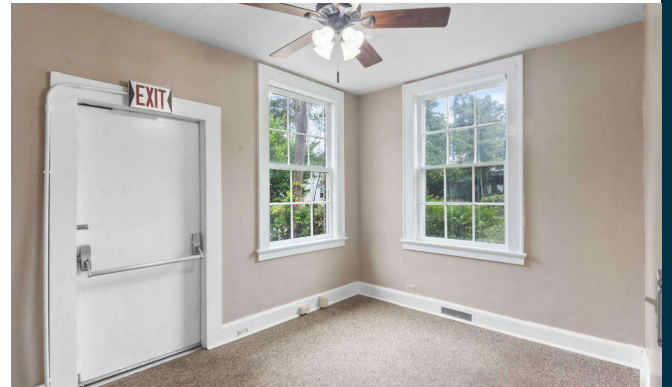
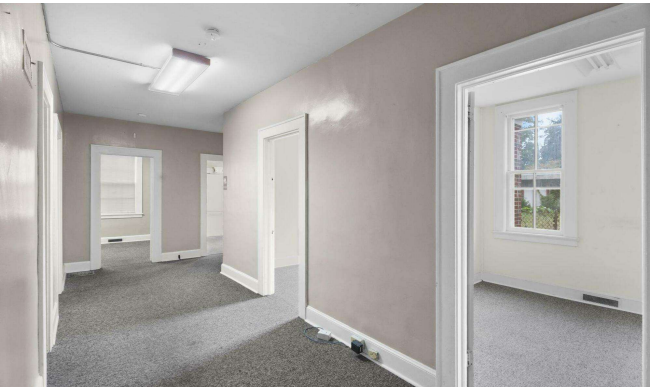
PREPARED: 2022/02/24



White regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





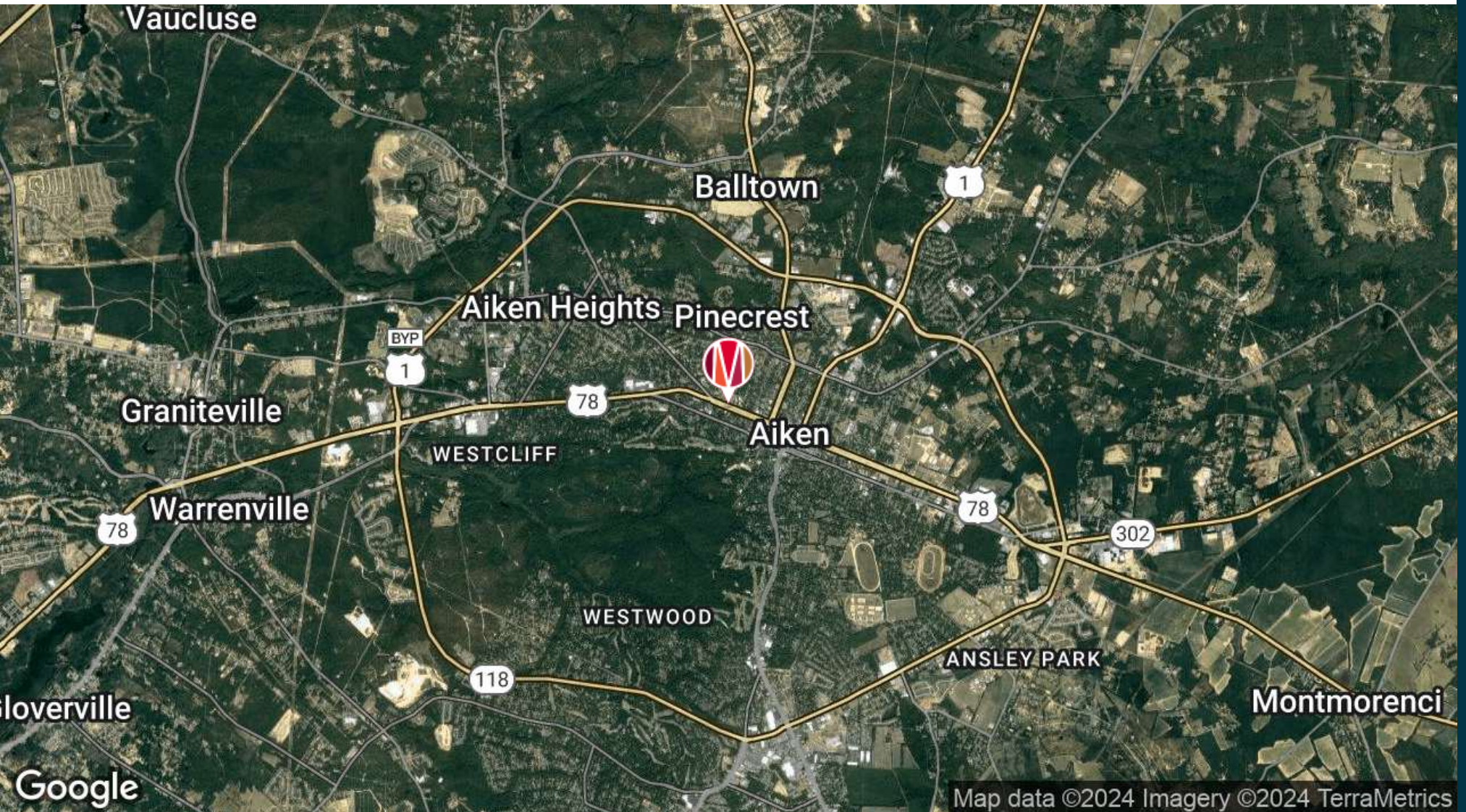


# RETAILER MAP



Map data ©2024

# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT

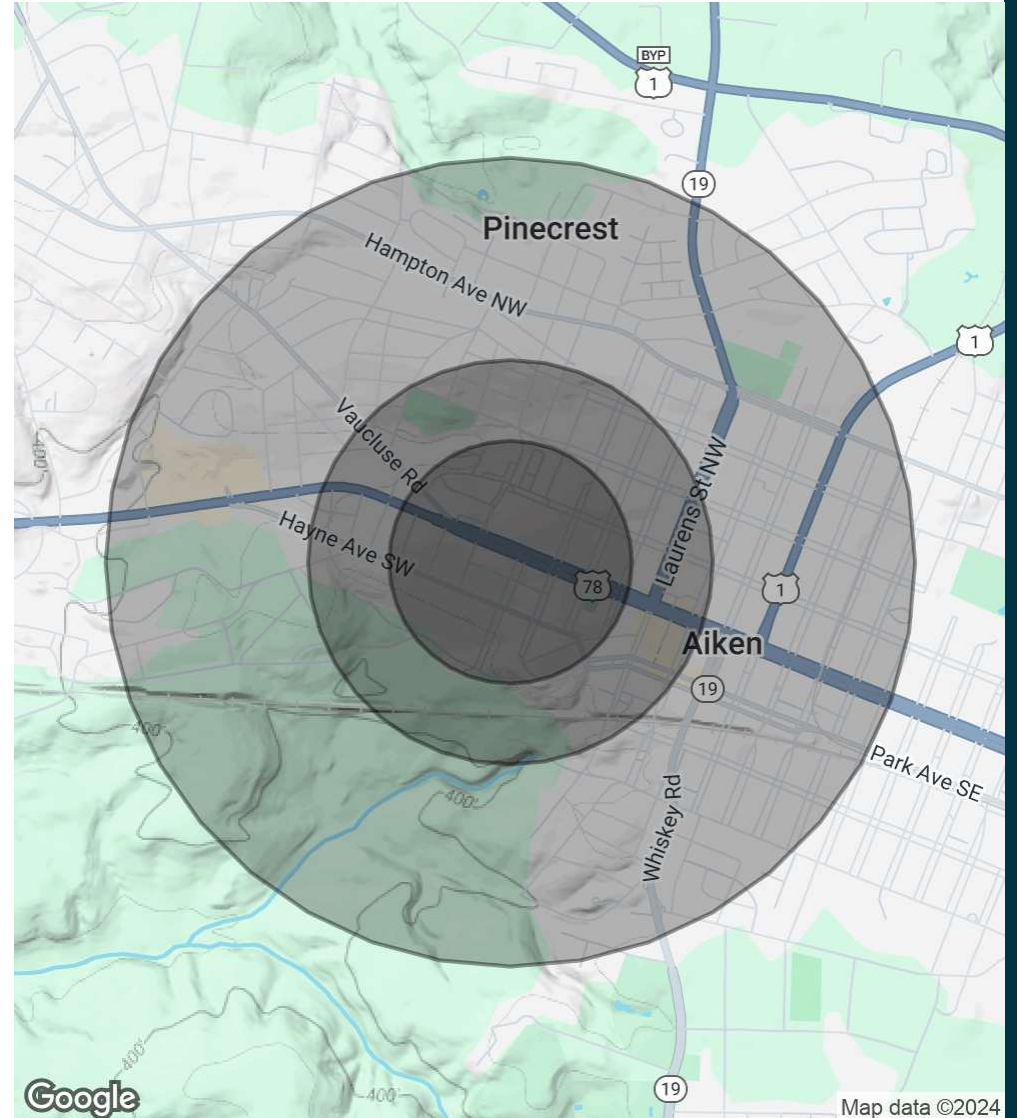
POPULATION	0.3 MILES	0.5 MILES	1 MILE
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Total Population	267	1,068	4,228
Average Age	52	48	47
Average Age (Male)	49	45	44
Average Age (Female)	55	50	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
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Total Households	116	480	1,823
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$98,609	\$78,196	\$72,055
Average House Value	\$507,114	\$371,081	\$289,231

*Demographics data derived from AlphaMap*





**MEYBOHM COMMERCIAL  
PROPERTIES**

3519 Wheeler Road  
Augusta, GA 30909

706.736.0700  
MeybohmCommercial.com

## CURT HANNA

Commercial Brokerage Advisor

Clinecommercial@Meybohm.Com

Cell: 864.993.2501

### PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.

SC #132904 // GA #430540